

AGN. NO. _____

MOTION BY SUPERVISOR ZEV YAROSLAVSKY

May 6, 2008

The County zoning code's yard modification procedure allows property owners to request small modifications to certain zoning standards, including changes to the maximum allowable fence height within yard setbacks. At the same time, it allows the Regional Planning Department and the community to review these modification requests to ensure that they are consistent with a given neighborhood's character. With the one key exception of the Topanga Canyon Community Standards District, the yard modification procedure is available throughout the County, including areas within the adopted Santa Monica Mountains North Area Community Standards District and the proposed Santa Monica Mountains Coastal Zone Community Standards District. The fact that the yard modification procedure is unavailable in some parts of Topanga Canyon creates an unnecessary burden on property owners who are making a good-faith effort to comply with the County's zoning rules. To remedy this situation, the yard modification procedure should be made available to residents within the Topanga Canyon Community Standards District while still preserving the most fundamental part of the Community Standards District: the strict and unalterable rules regarding gross structural area that are necessary to prevent mansionization on very small residential lots.

I, THEREFORE, MOVE that the Board of Supervisors instruct the Director of

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MOLINA _____

YAROSLAVSKY _____

KNABE _____

ANTONOVICH _____

BURKE _____

Regional Planning to prepare an ordinance that authorizes the use of the yard modification procedure within the Topanga Canyon Community Standards District. However, the Topanga Canyon Community Standards District's existing rule that the gross structural area is not subject to any modification shall remain in effect.

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